

P/13/0652/FP

MR & MRS B MOSS

WARSASH

AGENT: JENKINS
ARCHITECTURE LTD

ERECTION OF PART FIRST FLOOR AND PART TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

11 KAYAK CLOSE WARSASH SO31 9AW

Report By

Simon Thompson - Ext. 4815

Site Description

This planning application relates to a two storey house within the urban area. The properties on this part of Kayak Close are linked to their neighbours by garages.

Description of Proposal

Erection of part first floor and part two storey side extension and single storey rear extension.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Approved SPG/SPD

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,
EXTDG - Extension Design Guide (1993)

Relevant Planning History

The following planning history is relevant:

Q/0252/13

PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

NO FOLLOW UP 27/06/2013

Representations

The owner of the neighbouring property to the west, 10 Kayak Close has objected on the following two grounds:

- The rear window of the bedroom one's intruding view into No.10's rear garden.
- The extension coming forward of the building line of the garages at the front causing further access problems to their property.

Consultations

Director of Planning and Environment (Highways) - No highway objection is raised to this application subject to the following condition:-

Prior to the extension being brought into use, the parking spaces shown on the approved

plan shall be provided and permanently retained for that purpose.

Planning Considerations - Key Issues

The submitted planning application reflects pre-application advice previously provided by officers.

Within the Council's Extension Design Guide applicants are advised that normally two storey side extensions should be set a minimum of one metre off the boundary to avoid a cramped or terraced appearance. This particular property is served by a private driveway running off the adopted highway. The location of the property means that the space between the application property and the neighbouring house makes a limited contribution to the streetscene.

The proposed extension is of an appropriate design for the street scene and this dwelling, with a subservient and staggered back design and including matching external materials.

The window of bedroom one referred to above would look directly down the rear garden of the application property and only have oblique views of the neighbour's garden.

The Director of Planning and Environment (Highways) is satisfied with the proposed vehicular access and parking arrangements with a relevant planning condition recommended further to his comments.

Notwithstanding the objection received, Officers consider the proposal to be in accordance with the policies of the approved Fareham Borough Core Strategy.

Recommendation

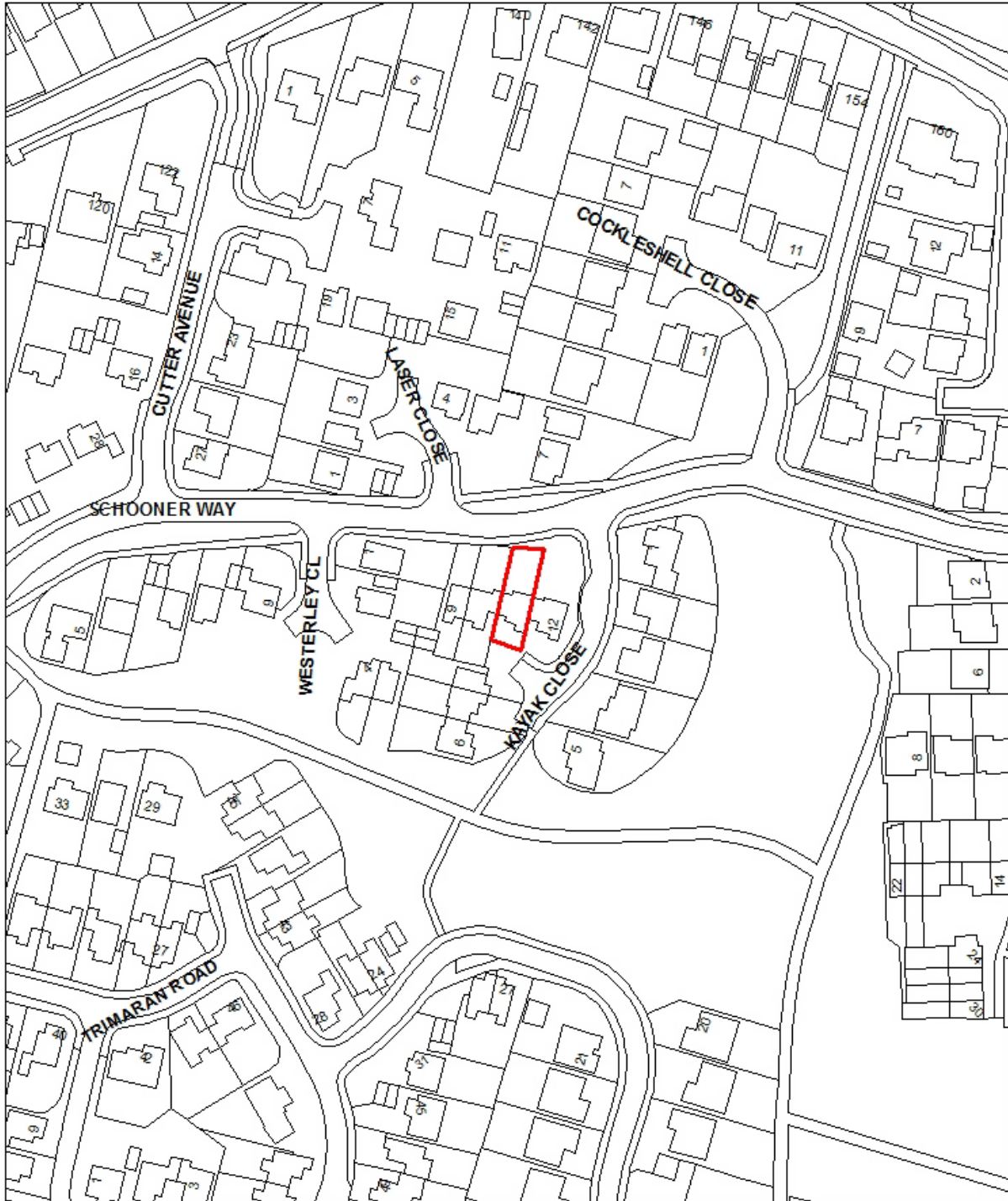
PERMISSION: Parking provision.

Background Papers

File P/13/0652/FP.

FAREHAM

BOROUGH COUNCIL



11 Kayak Close
Scale 1:1250

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